



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

August 26, 2004

IN REPLY PLEASE
REFER TO FILE:

MP-5

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION OF INTENTION TO VACATE
TWIN OAKS PLACE SOUTHWEST OF THE OLD ROAD - STEVENSON RANCH
FUTURE PUBLIC HEARING
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the enclosed Resolution of Intention to Vacate with Reservations a portion of Twin Oaks Place southwest of The Old Road, in the unincorporated County area known as Stevenson Ranch, pursuant to Section 8320, et seq., of the California Streets and Highways Code.
2. Set the matter for hearing not less than 15 days from the adoption of the Resolution pursuant to Section 8320 of the Streets and Highways Code.
3. Instruct the Executive Officer of the Board to publish the enclosed Notice of Proposed Vacation with Reservations pursuant to Section 8322 of the Streets and Highways Code.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the enclosed Resolution to Vacate with Reservations on the date of the hearing, pursuant to Section 8324 of the Streets and Highways Code, after finding that:

1. The vacation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. The area proposed to be vacated is no longer needed for present public use, including bicycle paths and trails.
3. The public convenience and necessity require the reservation and exception of easements and rights as set forth in Section 8340 of the Streets and Highways Code.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Hovell & Pilarski Engineering, Inc., on behalf of Newhall Land and Farming Company (NLFC), the underlying fee owner, requested this vacation to remove from the record all public easement rights within the street right of way. NLFC proposes to convert a portion of Twin Oaks Place, a public street, to a private and future street, to comply with our recommendation. The rationale for the recommendation is that the area proposed to be vacated is lined with decorative pavers that would require maintenance above what is normally performed by the County of Los Angeles. The vacation, should your Board adopt the enclosed Resolutions, will relieve the County of unnecessary maintenance cost and responsibility on a County nonstandard road. The portion to be vacated, approximately 50 feet westerly of The Old Road, serves as the entrance to the gated community.

It is in the County's interest to vacate the right of way since it is not presently needed for general public access, circulation, or for bicycle paths or trails. The vacation will not eliminate access to adjacent properties or negatively impact the surrounding properties.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility as the vacation of this portion of Twin Oaks Place will eliminate unnecessary maintenance cost and remove possible County exposure to liability.

FISCAL IMPACT/FINANCING

Vacation of the right of way will not have a negative fiscal impact on the County's budget. The applicant has paid a fee of \$1,500 to defray the expense of investigation, mailings, publications, and posting. The fee was authorized by your Board in a

Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area to be vacated contains approximately 2,828 square feet and is shown on the map attached to each Resolution.

On November 19, 2001, the County's interest was acquired as an easement for street and highway purposes by dedication on Parcel Map No. 26010, in Book 305, pages 79 to 95, inclusive, of Parcel Maps, on file in the Office of the Recorder of the County of Los Angeles.

The Public Streets and Highways Code and the Service Easement Vacation Law allow your Board to voluntarily relinquish the County's interest and terminate the public's rights over the roadway. Your action will also cause a portion of Twin Oaks Place to be converted into a private and future street by reservation.

ENVIRONMENTAL DOCUMENTATION

With respect to the requirements of CEQA, this proposed vacation is categorically exempt as specified in Classes 1, 5, and 21 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Sections 15301, 15305, and 15321 of the State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The County of Los Angeles Fire Department has found that no fire protection facilities will be affected by the proposed vacation. The County of Los Angeles Regional Planning Commission has determined that the proposed vacation of a portion of Twin Oaks Place does not conflict with the County-adopted General Plan. The existing easement rights for utility facilities will be reserved to Pacific Bell Telephone Company (SBC); the future street and easement for sanitary sewer purposes will be reserved to the County of Los Angeles; and the covered storm drain, appurtenant structures, and ingress and egress will be reserved to the Los Angeles County Flood Control District.

The Honorable Board of Supervisors
August 26, 2004
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CONCLUSION

This action is in the County's best interest. Enclosed are a Resolution of Intention to Vacate with Reservations and a Resolution to Vacate with Reservations, both approved as to form by County Counsel, vacating a portion of Twin Oaks Place southwest of The Old Road. Upon adoption of the Resolution of Intention to Vacate with Reservations, please transmit two conformed copies of the Resolution and the Notice of Proposed Vacation to our office which will post the Notice pursuant to Streets and Highways Code Section 8323. Upon adoption of the Resolution to Vacate with Reservations, please return one executed original, two conformed copies, and a copy of the Board's minute order for further processing. We will record the Resolution and return the executed original Resolution to you when recorded. In the interim, please retain one executed original for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

CVC:bw
P5:2037CBRDLTR

Enc.

cc: Chief Administrative Office
County Counsel

RESOLUTION OF INTENTION TO VACATE WITH RESERVATIONS

WHEREAS, it is proposed that a portion of Twin Oaks Place southwest of The Old Road be vacated as a public street/highway; and

WHEREAS, the proposed vacation was approved by the Director of the County of Los Angeles Department of Public Works.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California, that it is the intention of said Board of Supervisors to order that the aforementioned right of way, legally described in Exhibit "A", and as shown by the map in Exhibit "B", both attached hereto and incorporated herein by this reference covering the right of way in the County of Los Angeles, State of California, be vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320.

NOW THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, the _____ day of _____, 20_____, at the hour of _____ a.m./p.m. of said day, is the day and the hour, and the Hearing Room of the Board of Supervisors, 381 Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by the Board of Supervisors when and where any and all persons having objections to the proposed vacation may appear before said Board of Supervisors to show cause why said proposed vacation should not be made in accordance with this Resolution.

IT IS FURTHER ORDERED that a notice of such proposed vacation be conspicuously posted, along the line of the area proposed to be vacated, in the manner and in the form required by law, and shall cause the same to be published in

_____,
a newspaper of general circulation published in the County, for at least two successive weeks prior to the day fixed for the hearing.

The foregoing Resolution was on the _____ day of _____, 20____, adopted and ordered by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:bw
P5:2037CBRDLTR

**NOTICE OF PROPOSED VACATION OF A PORTION OF TWIN
OAKS PLACE SOUTHWEST OF THE OLD ROAD IN THE VICINITY
OF STEVENSON RANCH IN THE FIFTH SUPERVISORIAL
DISTRICT**

NOTICE IS HEREBY GIVEN that a Resolution of Intention was adopted by the Board of Supervisors of the County of Los Angeles on _____, 20____, declaring its intention to vacate a portion of Twin Oaks Place southwest of The Old Road (Stevenson Ranch, California 91381), in the Fifth Supervisorial District, as described in Exhibit "A", and as shown by the map in Exhibit "B", both attached hereto and incorporated herein by reference.

The vacation proceeding is conducted pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code of the State of California, commencing with Section 8320.

A hearing on the proposed vacation will be held in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, on _____, 20____, at _____a.m./p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, adopted _____, 20____.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:bwP5:2037CBRDLTR

RESOLUTION TO VACATE WITH RESERVATIONS

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California, did on _____, 20____, adopt the Resolution of Intention to Vacate with Reservations as a public street/highway, a portion of Twin Oaks Place southwest of The Old Road in the vicinity of Stevenson Ranch, in the County of Los Angeles, State of California, legally described in Exhibit "A", and as shown by map in Exhibit "B", both attached to said Resolution; pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; and

WHEREAS, pursuant to said Resolution, a notice of proposed vacation has been given by publication and by posting; and

WHEREAS, said Board of Supervisors held a public hearing on said proposed vacation on _____ 20____; and

WHEREAS, said Board of Supervisors has found and determined that the area to be vacated is no longer necessary for present public use based upon the fact that the subject right of way is not required for general public access or circulation, including bicycle paths and trails;

NOW THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, that the above-referenced right of way is hereby vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; reserving and excepting therefrom a future street and an easement for sanitary sewer purposes in favor of the County of Los Angeles; a covered storm drain, appurtenant structures, and ingress and egress to the Los Angeles County Flood Control District; and easements and rights for utility facilities owned by Pacific Bell Telephone Company (SBC), as set forth in Sections 8340 and 8341 of said Streets and Highways Code;

AND BE IT FURTHER RESOLVED that the Department of Public Works be authorized to record the certified original Resolution in the Office of the Recorder of the County of Los Angeles, at which time the area vacated will no longer be a public street/highway.

The foregoing Resolution was on the ____ day of _____, 20____,
adopted by the Board of Supervisors of the County of Los Angeles, State of California.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

By _____
Deputy

CVC:bw
P5:2037CBRDLTR

TWIN OAKS PLACE
S/W OF THE OLD ROAD
AMB 2826-143
T.G. 4550 D5
I.M. 249-097
S.D. 5
R.D. 556
M0588102

EXHIBIT "A"

Legal Description

That portion of TWIN OAKS PLACE, 54 feet wide and variable width, in the unincorporated territory of the County of Los Angeles, State of California, as shown on and dedicated to the public use, by Parcel Map No. 26010, filed in Book 305, pages 79 to 95 inclusive, of Parcel Maps, in the Office of the Recorder of said County, lying southwesterly of THE OLD ROAD, 100 feet wide, as shown on said parcel map.

RESERVING to SBC (Pacific Bell Telephone Company) an easement for public utility purposes in, over, and across the above-described portion of Twin Oaks Place herein being vacated.

Also RESERVING to the County of Los Angeles, an easement for Future Street and Sanitary Sewer purposes over that portion of above-described Twin Oaks Place herein being vacated.

Also RESERVING to the Los Angeles County Flood Control District, an easement for covered storm drain, appurtenant structures, and ingress and egress purposes, over that portion of above-described Twin Oaks Place herein being vacated.

Containing: 2,828± square feet.

Description Approved

DONALD L. WOLFE
Interim Director of Public Works

By _____
Deputy

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

RVM:psr
P5:\LD TWIN OAKS PL

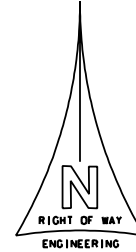
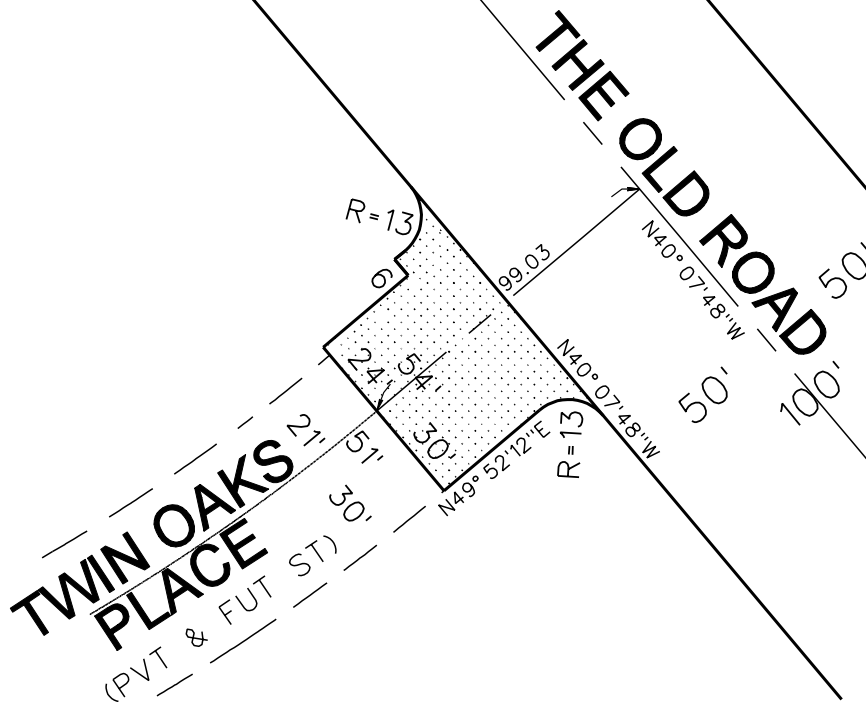


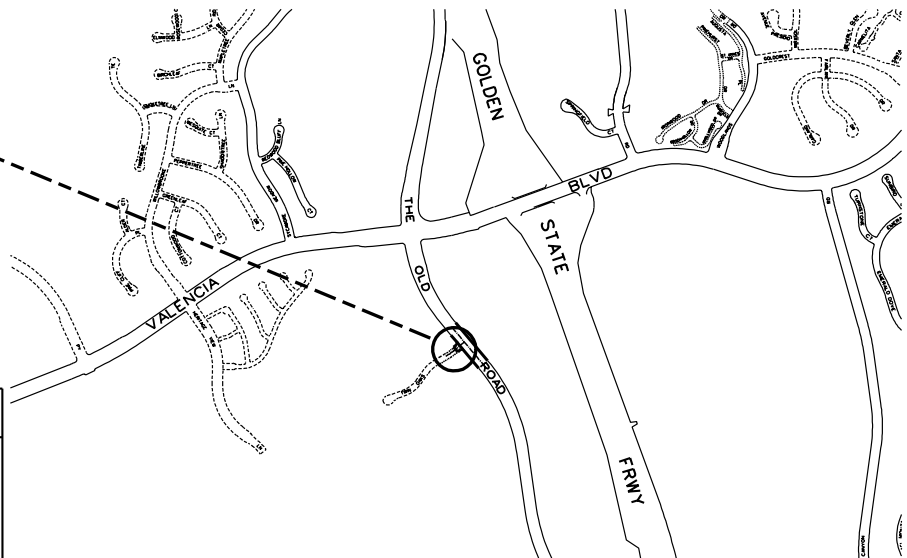
EXHIBIT "B"

TRACT NO 45433-01
MB 1263 - 89 - 100

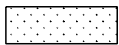
SUBJECT LOCATION

APPLICANT:
HOVELL & PILARSKI
ENGINEERING, INC.

Portion of Vacated area will be RESERVED
as a "PRIVATE AND FUTURE STREET"



LEGEND



Proposed Vacation
of Right of Way

AREA = 2828 sq. ft.

REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

S.D.
5

R.D.
556

A.M.B.
2826-143

T.G.
4550 D/5

TWIN OAKS PLACE
SW/O THE OLD ROAD

DRAWING NO.
M0588102

SCALE
NONE

DATE
4/16/03

I.M.
63 D3 (249-097)

Previously
M0388114